
S-4244
HAWTHORNE VILLAS SUBDIVISION
Major-Preliminary Plat

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Scheumann Properties LLC (represented by The Schneider Corporation) is seeking primary approval for an 88 building, 176-unit apartment complex (a one lot two-family subdivision) on 37.67 acres, located on the west side of CR 550 E, between McCarty Lane and Stable Drive, in Perry 30 (SW) 23-3.

AREA ZONING PATTERNS:

This site was recently rezoned from PDRS back to its original R2. Adjoining land to the north and east is R1B; to the south is R3. To the southwest, across I-65, is a large area of MR zoning.

AREA LAND USE PATTERNS:

The subdivisions adjoining on the north are single-family residential, and for the most part are built out. To the east across CR 550 E is Hawthorne Lakes, a single-family subdivision under development. The subject site is currently in agricultural production.

A large stormwater detention pond (Berlowitz regional detention facility) is located on property to the northeast. Also, farther northeast and under construction, is the TSC (Tippicanoe School Corporation) Wyandotte Elementary school (on the south side of CR 50 S).

TRAFFIC AND TRANSPORTATION:

The site has just over 300-ft. of frontage on CR 550 E, which is classified by the *Thoroughfare Plan* as a rural local road (to be upgraded to an urban collector with the adoption of the Draft Thoroughfare Plan). Additional right-of-way will need to be dedicated to accommodate the entrance design at CR 550 E. Except for the approved entrance, the standard "No Vehicular Access" restriction will need to be platted along the right-of-way. Access to the property will also come from South Brookfield Drive, which currently dead ends in the middle of the north boundary. All internal streets will be private, but will have curb and gutter, and be installed in 60-ft. wide access, drainage and utility easements. Each unit in these two-family buildings will have a two car garage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Lafayette City utilities are available to the development. Sanitary sewer will come from CR 550 E and extend south into the site from the existing main along South Brookfield

Drive. Water is available from CR 550 E. Next to the south boundary, in a five acre outlot that was part of the proposed planned development, is a detention basin developed and owned by Tippecanoe County. This basin is part of the Berlowitz Regional Drain. On-site stormwater will be routed to proposed water quality BMPs (Best Management Practices), then to this existing detention facility.

CONFORMANCE WITH UZO REQUIREMENTS:

All building setbacks shown meet or exceed the zoning standards. This one lot layout easily conforms to the R2 maximum building coverage of 30% and the minimum vegetative coverage requirement of 30%.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STREET NAMES:

Because Pimlico Place does not end in a cul-de-sac, it cannot be designated a "Place". Staff suggests that the street name be changed to Pimlico Lane.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the city in cooperation with the Fire Department.
3. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

6. Pimlico Place shall be changed to Pimlico Lane.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

7. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 550 E right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.